



FREMONT PLANNING BOARD

August 17, 2005

Meeting Minutes

Present: Co-Chairman Peter Gibb, Mark Pitkin, Selectmen's rep. Peter Bolduc, Building Inspector Thom Roy, Conservation Commission rep/Alternate Jack Karcz, Larry Stilwell and recording Secretary Meredith Bolduc.

The Planning Board meeting was delayed due to the 6:30 to 8:30 pm meeting for the Visioning Chapter of the Master Plan.

Mr. Gibb called the meeting to order at 8:30 p.m.

Mr. Pitkin made the motion to allow Mr. Stilwell and Mr. Karcz voting rights for anything that comes before tonight's meeting.

Motion seconded by Mr. Bolduc with unanimous favorable vote.

SHAWN & JENNIFER SENTER/CHERYL WALKER	PUBLIC MEETING
Map 3 Lots 169-59-18 and 177-14	Lot Line Adjustment

Present: Owners Shawn Senter and Cheryl Walker, RSL representative Catherine Ladd.

Mr. Gibb opened this Public Meeting at 8:40 p.m. and read the notice of the meeting which was as follows:

You are hereby notified of a Public Meeting to be held on Wednesday August 17, 2005 at 8:45 P.M. at the Fremont Town Hall concerning a minor lot line adjustment for Shawn & Kim Senter, Map 3 Lot 169-59-18 and Cheryl S. Walker, Map 3 Lot 177-14, 117 Whittier Drive.

The intent is to combine a portion of Map 3 Lot 177-14 to be known as Parcel "A" (15,804 sf) with Map 3 Lot 169-59-18 to create a right-of-way access to said lot 169-59-18 from Whittier Drive and to combine a portion of lot 3-169-59-18 to be known as Parcel "B" (15,943 sf) with lot 3-177-14.

The Lot Line Adjustment consists of the transfer of 0.3628 acres (15,804 SF), to be

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known as Parcel "A", from Lot 177-14 to Lot 169-59-18 and a transfer of 0.3660 acres (15,943 SF), to be known as Parcel "B", from Lot 169-59-18 to Lot 177-14 on Tax Map 3 thus resulting in an increase of lot 177-14 from 2.0454 acres (89,099 SF) to 2.0486 acres (89,238 SF) and a decrease of lot 169-59-18 from 42.0482 acres (1,831,623 SF) to 42.0450 acres (1,831,484 SF).

It was noted that this hearing was noticed on August 4, 2005 at the Fremont Post Office and Fremont Town Hall. The applicant and all abutters were notified via certified mail on August 4, 2005 and all returns have been received except for that of abutters Erick Costello and Bethany Esposito.

Comment sheets were received from:

Health Officer Trudie Butler = no objections

Fire Chief Heselton = no comment

Fremont Conservation Commission = no comment

Fremont Police Chief Janvrin = no adverse affect on public safety

(see file for all comment sheet correspondences)

Mr. Gibb read the letter of intent from RSL Layout & Design. The Board reviewed plan # 472 drawn by RSL Layout & Design and dated 6-18-05. The plan showed the entire property and transfer of properties relative to the lot line adjustment.

The existing right-of-way was discussed and Mr. Senter agreed that there be a condition on the approval that the westerly right-of-way would not be used as a street right-of-way. There was a general discussion relative to the note on the plan that states it "is to be developed per Article XVI "Elderly Housing Ordinance" of the Fremont Zoning Ordinance". Mr. Gibb stated that the note was originally put there because the road was reduced to 50'. Mrs. Ladd stated that elderly housing is the only thing Mr. Senter can do with that property and if under the ordinance there are no permits for elderly housing available he must wait until they are again available. She added that the only way there could be another use for the property would be to put into a road.

Mr. Senter stated that he understood and agreed that the note which references Article XVI "Elderly Housing Ordinance" does not guarantee building permits if the capacity is already met and that he would need to come before the Planning Board if he wants to come in with a new proposal.

Mr. Roy noted that the adjusted area of Map 3 Lot 177-14 is 2.0486 and he suggested that if it were left with 2.55 acres it would provide for the capability of a duplex situation. Mr. Senter and Ms. Walker offered no interest in changing the plan as presented.

Mr. Pitkin made the motion to approve the requested waiver from Article III Section 3c to be allowed to not be required to show lots in their entirety.

Motion seconded by Mr. Bolduc with unanimous favorable vote.

After some discussion Mr. Pitkin made the motion to approve the requested Lot Line

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Adjustment for Shawn and Kim Senter and Cheryl Walker as follows:

to combine a portion of Map 3 Lot 177-14, owned by Cheryl Walker, to be known as Parcel "A" (15,804 sf) with Map 3 Lot 169-59-18 to create a right-of-way access to said lot 169-59-18 from Whittier Drive and to combine a portion of lot 3-169-59-18, owned by Shawn and Kim Senter, to be known as Parcel "B" (15,943 sf) with lot 3-177-14. The Lot Line Adjustment consists of the transfer of 0.3628 acres (15,804 SF), to be known as Parcel "A", from Lot 177-14 to Lot 169-59-18 and a transfer of 0.3660 acres (15,943 SF), to be known as Parcel "B", from Lot 169-59-18 to Lot 177-14 on Tax Map 3 thus resulting in an increase of lot 177-14 from 2.0454 acres (89,099 SF) to 2.0486 acres (89,238 SF) and a decrease of lot 169-59-18 from 42.0482 acres (1,831,623 SF) to 42.0450 acres (1,831,484 SF), including the approved waiver and with the condition that the westerly most access is not to be developed as a road or driveway access and that the condition be so noted on the plan.

Motion seconded by Mr. Stilwell with unanimous favorable vote.

Mr. Pitkin made the motion to close this Public Meeting at 9:10 pm.

Motion seconded by Mr. Stilwell with unanimous favorable vote.

ELDERLY HOUSING

There was a general discussion relative to the Zoning Ordinance XVI, Elderly Housing

MINUTES

Mr. Stilwell made the motion to approve the minutes of the August 10, 2005 meeting as written. Motion seconded by Mr. Karcz with unanimous favorable vote except for Mr. Pitkin who abstained as he was not present at that meeting.

GOVERNOR'S FOREST

Map 3 Lot 002

Mr. Bolduc reported that the Selectmen have met with Mr. Ferwerda and are happy with his progress of working toward meeting the conditions of his approval and completion of the bonding issue. They are meeting with Mr. Ferwerda again this week and Mr. Bolduc will update the Board again after that meeting.

LOTHIAN, RICHARD

Map 6 Lot 62-11-1

It was noted by Mrs. Bolduc that the outstanding conditions for Mr. Lothian's Site Plan Review approval have now been met. The Board has received written reports from both the Road Agent and the Town Engineer, Bill Rollins of Vollmer Associates and there is a \$1000.00 engineering escrow in place. The plan can be signed as soon as the Board receives notification that all engineering fees have been paid.

DRIVEWAY REGULATIONS, SITE PLAN REVIEW, SUBDIVISION AND EXCAVATION REGULATION AMENDMENTS

At the August 10, 2005 meeting it was the consensus of the Board to hold a public hearing at 7 pm on August 24, 2005 to adopt new Driveway Regulations and proposed amendments to Excavation, Site Plan Review and Subdivision Regulations. Mrs. Bolduc explained that in order to meet the 10 day notification requirement the Public Hearing would have had to be noticed in the newspaper by Friday August 12, 2005 and the deadline for legal notices is Wednesday noon so it was already missed.

She explained that due to the Planning Board meeting agenda, the earliest the Public Hearing can be held is September 14, 2005. The Board collectively agreed to schedule the Public Hearing at 7:30 pm on September 14 2005.

PLANNING BOARD BUDGET 2006

The Board reviewed a copy of the 2005 general ledger provided. Mrs. Bolduc stated that the clerical line of the budget may change as there may be a collective clerical budget to include the Planning Board, Zoning Board, Conservation Commission and a portion of the Building Inspectors office. There was a discussion relative to the increased activity and responsibilities of the existing land use office leading toward the need for additional office time.

There was a discussion relative to Planning Board and regulation fees. Mr. Gibb expressed his feeling that the Planning Board should be self-supporting. There was also a discussion relative to the collective feeling that the day-to-day operations of the Board should take care of itself, but the planning portion such as matching grants, the RPC Circuit Rider, RPC dues and consulting should be the responsibility of the Town. Mr. West spoke to the TGB matching grant which is now \$3000.00. The Board agreed that it stay at that amount and be used for updates to the Master Plan as it has been in the past. The Board gave Mr. West permission to use up to \$1000.00 of the Matching Grants budget to get started on the next Master Plan Update. The possibility of funding a build-out study through money that is expected to be available relative to the RT 95 expansion. The study would be used as a planning tool.

There was a discussion relative to the importance of the availability and use of the RPC Circuit Rider for the Fremont Planning Board. It was noted that he now attends all 3 Planning Board meetings per month, but is only funded for 2 additional hours per month for support calls, etc. That works out to ½ hour per week. It was the consensus of the Board to recommend and request an increase in the RPC Circuit Rider of 8 hours per month (2 hours per week) for a total increase of \$4320.00.

CORRESPONDENCE

The Board reviewed all correspondences including:

1. Copy of the August 5, 2005 Release of Recordation for Administrative Order from NHDES for Torromeo Trucking, Masons Corner, Map 6 Lot 062.
2. Copy of the August 11, 1 2005 correspondence from the Selectmens office to Town Engineer Dick Colby relative to a bond reduction at the Governor's Forest project.
3. Notice of a stormwater workshop schedule from Comprehensive Environmental, Inc.

Mr. Bolduc made the motion to adjourn at 10:55 P.M.

Motion seconded by Mr. Stilwell with unanimous favorable vote.

Respectfully submitted,
Meredith Bolduc, Secretary